

MINUTES
PLANNING & ZONING COMMISSION REGULATORY REVIEW COMMITTEE
Wednesday, March 16, 2011
Conference Room C, Audrey P. Beck Municipal Building

Members present: M. Beal, R. Favretti, K. Rawn,
Others present: G. Padick, Director of Planning

Call to Order:

Chairman Beal called the meeting to order at 1:30 p.m.

Minutes:

03-01-11- Favretti MOVED, Rawn seconded, that the 03-01-11 minutes be approved as distributed.
MOTION PASSED UNANIMOUSLY.

Consideration of Potential Revisions to the Zoning and Subdivision Regulations and Zoning Map:

Padick distributed a 3/10/11 draft of potential revisions regarding the Planned Business-3 zone which covers the Four Corners area of Town. This draft includes a new Article VII Intent section and new design criteria that would be incorporated into Article X. Members expressed overall support for the draft revisions and a number of wording revisions were agreed upon.

Padick briefed members on the status of draft agricultural regulation revisions which are under review by the Agriculture Committee. He related that a number of Agriculture Committee recommended revisions are expected to be forwarded for Committee review prior to the next meeting. Padick also went over a number of potential zoning regulation revisions that were drafted and tentatively agreed upon last fall. He plans on reformatting these revisions into subject groupings for final review at the next meeting.

The balance of the meeting was spent discussing alternative approaches to address historic village area protection. Padick suggested an alternative to specific historic village zone classifications and associated application review processes. This alternative would incorporate into Article X, Village area design criteria that would need to be addressed for any site plan or special permit application before the PZC and for any other Zoning Permit application. This approach would necessitate specific PZC review but would not require a separate zone classification and separate application submittal and approval process. After discussion, members expressed support for this approach and Padick was instructed to prepare a specific draft.

Future Meetings:

The next meeting was scheduled for Wednesday, March 30th at 1:15 in Conference Room C. It was agreed that the next meeting would be important and that a meeting goal would be to approve sending draft revisions to the PZC for the scheduling of a public hearing. Members were asked to contact the Planning Office in advance if they could not attend on March 30th.

Adjournment:

The meeting was adjourned at 3:12 p.m.

Respectfully submitted,

Ken Rawn, Acting Secretary